

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Amendments to Special Development Regulations of Hyderabad Outer Ring Road Growth Corridor Master Plan -Orders-Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I₁) DEPARTMENT

G O Ms No. 528

Dated:31st July 2008
Read the following:

1. G.O.Ms.No. 470 MA Dated 9-7-2008
2. Representation from Chairman, FAPCCI, AP Dt.9.5.2008
3. Meeting held with representatives of builders, developers, commerce and industry, municipal and UDA Officials dated 26-5-2008
4. Letter from President, AP Builders Forum dt.7-6-2008
5. Letter from President, APREDA dated 7-6-2008
6. WP No.14897 of 2008 filed in AP High Court

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ORDER:

The appended notification shall be published in the Extra-ordinary issue of the Andhra Pradesh Gazette, dated:02-08-2008.

The Commissioner of Printing, Stationary & Stores Purchase is requested to supply of 50 copies to the Government. ‘

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P. SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationary & Stores Purchase, Hyderabad.
The Vice-Chairman, Hyderabad Urban Development Authority, Hyderabad
The Vice Chairman, Hyderabad Airport Development Authority, Hyderabad
The Project Director, O.R.R. Tarnaka, Hyderabad
The Commissioner, M.C.H., Hyderabad
The District Collector, R.R. District, Hyderabad
The District Collector, Hyderabad District, Hyderabad
The PR & RD Department
The TR & B Department.
Sc/st

//FORWARDED BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

Government in G.O.Ms.No.470, MA&UD (I₁) Department, dated: 09-07-2008, among other things, introduced social housing in the residential layouts and Group Housing, etc. This new initiative was in accordance with the commitment of the State Government under Jawaharlal Nehru National Urban Revewal Mission (JNNURM) reforms. The National Housing Policy, 2007 also emphasizes the need for achieving social mix in all new housing projects under both public and private sectors. To address the need for shelter of economically weaker section and low income group, the above stipulations were made. Such social mix stipulations are already there in different forms in Delhi, Karnataka, Haryana, Maharashtra, Tamilnadu and Gujarat.

2. Large number of representations have been received from builders, developers and representatives of commerce and industry requesting Government to reconsider the above stipulations, since the said stipulations would adversely affect their industry and make their projects unviable. In writ petition No.14897 of 2008, filed in Hon'ble High Court challenging the social housing provisions in G.O.288, the Hon'ble High Court issued direction to the Government to treat the affidavit of the petitioner as representation and consider the objections filed in the writ petition and the grievances of the builders and developers.

3. The Government after careful examination of the matter and having regard to the recent slump in the real estate sector, issue the following Amendment to the GO in reference 1) cited, viz.,

I. Regulation 5 (ii) shall be substituted with the following:

“5 (ii). Minimum area & other requirement for Layout Development:

- (a) The minimum area for layout development shall be 4 hectares. Out of the total area, 10% of the land shall be set apart for open spaces for recreation and community purposes. This will also include up to 2.5 % land required to be set apart for social infrastructure.
- (b) From the developable area, 5 % of area is to be given to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority free of cost for capitalization towards provision of Master Plan facilities. This condition is applicable only to sites located outside Greater Hyderabad Municipal Corporation limits. The owner /developer has the option of paying 1.5 times the basic value of such land to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority in lieu of such land to be given to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority.
- (c) Atleast 5 % of the developable land to be developed within the site for Economically Weaker Sections of Society (EWS) housing facility with maximum plot size of 50 sq m, and atleast 5% for Lower Income Group housing facility with maximum plot size of 100 sq m. The developer can also opt for developing only EWS plots in lieu of LIG Housing.
- (d) In case it is not found feasible to provide the minimum 5 % EWS and 5% LIG plots within his site, the owner/developer is given option to develop the minimum required number of plots under both categories in any land within 5 km radius of the existing site with minimum BT road connectivity of 12 m. Alternatively, the owner/developer may hand over equivalent land to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority for development of EWS/LIG plots by Hyderabad Urban Development Authority/Hyderabad Airport Development Authority/public agency within 5 km radius of the existing site”.

II. Regulation 5 (iii) shall be substituted with the following:

“5 (iii) Group Housing Schemes:

- (i) In respect of Group Housing Projects (which include apartment block/blocks, row housing, cluster housing, mixed housing units, gated developments and residential enclaves) in sites 4000 sq m and above, out of the total site area:
 - a) the developer shall set apart 3 % of the land and give to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority free of cost for capitalization towards provision of Master Plan facilities. This condition shall apply only to sites located outside Greater Hyderabad Municipal Corporation limits. The owner /developer has the option of paying 1.5 times the basic value of such land to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority in lieu of such land to be given to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority.

- b) Atleast 5% of the total units shall be set apart and developed for Economically Weaker Sections of Society (EWS) dwelling units with maximum plinth area of 25 sq m;
- c) Atleast 5% of the total units shall be set apart and developed for Lower Income Group (LIG) dwelling units with maximum plinth area of 40 sq m; For providing the above dwelling units within the site, the owner/developer is given freedom to build these units in a separate block with separate access.

(ii) In case it is not found feasible by the owner/developer to provide the above EWS and LIG dwelling units within his site, the owner/developer is given option to develop the required number of units under both categories in any land within 5 km radius of the existing site with minimum BT road connectivity of 12 m. Alternatively, the owner/developer is given option to hand over the equivalent land within 5 km radius with minimum BT road connectivity of 12 m to Hyderabad Urban Development Authority/Hyderabad Airport Development Authority for facilitating development of EWS/LIG housing.

(iii) Servant quarters constructed shall be reckoned towards EWS housing requirements in Group Housing Schemes. In case of gated community developments and row housing, such quarters shall be detached from the main building and may also be allowed in the rear setback provided the total length shall not exceed 1/3rd of plot width and only single storied structure shall be allowed. As an option in gated developments and row housing the EWS and LIG dwelling units can be accommodated in a separate block or blocks. In case of Residential Complexes, the servant quarters may be within the same block provided it is constructed with separate entrance and with separate kitchenette and toilet facility. Such Servant Quarters only will qualify to be reckoned as EWS Units. Alternatively, the EWS and LIG dwelling units in such Complexes can be accommodated in a separate block or blocks ”.

III. After a) Regulation 5 a new Regulation shall be added as follows:

“5 A. Incentives:

In order to encourage social housing mix in housing projects and to augment the supply of EWS and LIG Housing, the following incentives shall be available to owners/developers:

- a) No fees and other charges will be levied for EWS plots or dwelling units;
- b) Only 25 % of fees and other charges will be levied for LIG plots/dwelling units;
- c) In case of alternative lands are provided by owner/developer for EWS/LIG housing, there will be automatic conversion of land use from conservation to residential use”.

4. The Vice Chairman, Hyderabad Urban Development Authority/Hyderabad Airport Development Authority and Commissioner, Greater Hyderabad Municipal Corporation are directed to take necessary action and suitably modify the Application Form Format prescribed in Annexure of the said GO.

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER